

**City of Hurst
City Council Minutes
Tuesday, February 28 2017**

On the 28th day of February 2017, at 6:30 p.m., the City Council of the City of Hurst, Texas, convened in Regular Meeting at City Hall, 1505 Precinct Line Road, Hurst, Texas, with the following members present:

Richard Ward	)	Mayor
Larry Kitchens	)	Mayor Pro Tem
Bill McLendon	)	Councilmembers
Nancy Welton		
Henry Wilson)	
David Booe)	
Trasa Cobern)	
Clay Caruthers	)	City Manager
John Boyle	)	City Attorney
Rita Frick	)	City Secretary
Greg Dickens	)	Executive Director of Public Works
Clayton Fulton	)	Executive Director of Fiscal and Strategic Services
Steve Bowden	)	Executive Director of Economic Development
Malaika Marion Farmer	)	Executive Director of Administration and Customer Service

With the following Councilmembers absent: none, constituting a quorum; at which time, the following business was transacted:

The meeting was called to order at 6:30 p.m.

Councilmember Welton gave the Invocation.

The Pledge of Allegiance was given. Councilmember Kitchens provided information on the Texas Pledge and history.

PRESENTATION(S)

1. Presentation of the Certificate of Achievement for Excellence in Financial Reporting, Fiscal Year 2014-2015.

Mayor Ward recognized Managing Director of Finance Paul Brown, who reviewed the criteria for receiving the Certificate of Achievement. The Certificate of Achievement for Excellence in Financial Reporting is the highest form of recognition in governmental accounting and financial reports.

Mayor and Councilmembers expressed their appreciation for a job well done.

2. Presentation of Comprehensive Annual Financial Report (CAFR) by Rylander, Clay & Opitz, L.L.C. (RC&O).

Mayor Ward recognized Robert Simpson with Rylander, Clay & Opitz who presented the Fiscal Year 2016 Financials, reviewed assets, obligations and operating expenses, and noted the overall financial picture is bright. Mr. Simpson noted new liability reporting requirements on the balance sheets and stated the City is financially healthy. He stated liabilities are up for pension and new debt, but the City's debt program appears very successful. City Manager Clay Caruthers noted pension and healthcare is receiving national attention due to the contractual obligations of some cities. He noted the City is not contractually obligated and is in a very positive funding position. He stated it is important the public understands the Texas Municipal Retirement System is completely different from what they may be hearing on the news. Mr. Simpson reiterated the City is in a very good financial position and has always met obligations.

Councilmember Booe stated the Council Finance Committee met and recommends approval of the recommendation of the auditors. Motion seconded by Councilmember McLendon. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Cobern, Wilson and Welton

No: None

CONSENT AGENDA

3. Considered approval of the minutes for the February 14, 2017 City Council meetings.
4. Considered Ordinance 2351, second reading, SP-16-10, Corner Bakery Retail, a site plan for Lot 5D, Block 1A, Olde Towne Square Addition, being .975 acre located at 1410 Precinct Line Road.
5. Considered Ordinance 2352, second reading, SP-16-11 Sandstone Cove, a site plan for Lots A and B, Block 11, Wintergreen Acres and Tract 4B John H. Duncan Survey, being 10.42 acres located at 600 Heneretta and 600 Taylor Court.
6. Considered Ordinance 2353, second reading, an amendment to Chapter 21, Article II. Impact Fees for revised impact fee collection levels to include City of Fort Worth increases.
7. Considered authorizing the city manager to enter into a contract with CityBase.Net, Inc., for sales tax analysis and reporting.

Councilmember Wilson moved to adopt the consent agenda. Motion seconded by

Councilmember Booe. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Cobern, Wilson and Welton

No: None

RESOLUTION(S)

8. Consideration of Resolution 1662, of the City of Hurst, Texas, in support of Provision at North Valentine, LP, in regard to the development of an affordable multifamily development

Mayor Ward recognized Executive Director of Economic Development Steve Bowden who stated the site being discussed this evening is 245 W. Bedford Euless Road. He stated Provision at North Valentine, LP, is proposing to build an affordable multifamily community. Mr. Bowden introduced John Palmer, Senior Vice President Gardner Capital, 709 Harbor Drive, McKinney, Texas, who reviewed the proposed development noting, it will be a 10 acre, \$20 million project with 120 units, of which 96 will be reserved for residents at 60% of area median income or below. He stated the development will be high quality new construction and gated. He explained the Resolution for consideration this evening is for support for favorable funding through the State. In response to Councilmembers' questions, Mr. Palmer stated he was satisfied with the environmental remedy for the site, the proposed Park would be the City's responsibility to maintain, there would be approximately one or two employees on site, and the median income for Tarrant County is approximately \$69,000. Mr. Palmer stated senior citizens could also rent and the approximate property taxes will be \$150,000. Mr. Palmer stated his company is a true rehabilitation and development partner and reviewed projects in area cities. He stated the proposed park dedication is for discussion purposes. Councilmember discussion clarified that the approval of the Resolution is for funding purposes only and is not for the purpose of site plan or project approval.

Councilmember Welton moved to approve Resolution 1662 to support the application of Provision of North Valentine, LP, to the Texas Department of Housing and Community Affairs, for the housing development to be named Provision at North Valentine. Motion seconded by Councilmember Cobern. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Cobern, Wilson and Welton

No: None

ACTION ITEM(S)

9. Considered approval of the Order of Cancellation of the May 6, 2017 General Election and declare each unopposed candidate elected.

Councilmember Wilson moved to approve the Order of Cancellation of the May 6, 2017 General election and declare Henry Wilson, David Booe and Larry Kitchens elected. Motion seconded by Councilmember Kitchens. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Cobern, Wilson and Welton
No: None

OTHER BUSINESS

10. Review of upcoming calendar items – City Manager Clay Caruthers reviewed the following calendar items:
 - March 7, 2017, City Council Work Session regarding redevelopment
 - March 14, 2017, City Council meeting canceled
 - March 25, 2107, City Council strategic planning meeting
11. City Council Reports – Councilmember Booe noted he and Councilmember Cobern attended Bedford Councilmember Ramond Champney's funeral service, which was very uplifting.

PUBLIC INVITED TO BE HEARD – A REQUEST TO APPEAR CARD MUST BE COMPLETED AND RETURNED TO THE CITY SECRETARY TO BE RECOGNIZED. No one spoke

Mayor Ward recessed the meeting to Executive Session at 7:23 p.m. in compliance with the provisions of the Texas Open Meetings Law, authorized by Government Code, Section 551.071, Consultation with City Attorney to seek advice regarding Pending or Contemplated Litigation or Settlement Offers (Morash Family Limited Partnership et al. (Sonterra Apartments) vs. City of Hurst) and Section 551.072 deliberation regarding the purchase, exchange, lease, or value of real property (Property consideration for Pipeline Road improvements between Barbara Ann Drive and Brown Trail) and to reconvened Open Session at 7:38 p.m.

12. Take any and all actions necessary ensuing from Executive Session.

Councilmember Wilson moved to authorize the City Manager to purchase Parcels 16 and 17 for Pipeline Road, Phase 3, in the amount of \$28,000.00, plus closing costs amounting to \$979.45, for a total payment of \$28,979.45. Motion seconded by Councilmember Kitchens. Motion prevailed by the following vote:


Ayes: Councilmembers McLendon, Booe, Kitchens, Cobern, Wilson and Welton
No: None

ADJOURNMENT

The meeting adjourned at 7:39 p.m.

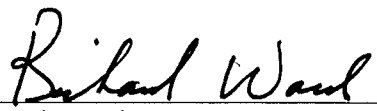
APPROVED this the 28th day of March 2017.

ATTEST:



Rita L. Frick, City Secretary

APPROVED:



Richard Ward, Mayor